



MEDINA, WASHINGTON

AGENDA BILL

Tuesday, May 24, 2022

Subject: Alternatives to Original Grade

Category: Discussion

Staff Contact(s): Stephanie Keyser, Planning Manager

Summary

As we begin to wrap up our discussion around average grade, it's helpful to reflect on height throughout Medina's short history as a city. The first ordinance regulating height was adopted on December 11, 1955. Since then, there have been eight subsequently adopted ordinances that altered both maximum heights and where the zero is for measuring height (Attachment A). To provide a visual demonstration, these eras have been overlayed on the attached map (Attachment B). Just as when we looked at the various lot sizes when discussing bulk, the differences in development regulations that houses were built under is dizzying.

The City sent out notifications to residents that Planning Commission is discussing average grade a couple of weeks ago. Staff has received one public comment (Attachment E) so far and anticipates more will come in closer to the public hearing in June. The redlined version of the draft code (Attachment C) and one with all changes accepted (Attachment D) are included in this packet. Just as with the tree code, in the redlined version the sections that are *existing text* but have been moved are in **red** while the sections with new text are **red and underlined**.

Attachment(s)

- A) History of Height in Medina
- B) History of Height Map
- C) Average Grade Draft – Redlined
- D) Average Grade Draft – All changes accepted
- E) Public Comment:

Andrew DeFlorio, Baylis Architects, received via email May 17, 2022

Budget/Fiscal Impact: N/A

Recommendation: Discussion

Proposed Commission Motion: N/A

Time Estimate: 60 minutes